

Conservation Advisory Council | City of Newburgh, New York

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Council Members:

Richard Harper, Chairman

Kippy Boyle

Deborah Dresser

Gail Fulton

Karen McCarthy

Phil Prinzivalli

Chuck Thomas



Conservation Advisory Council

Minutes of Meeting

June 2, 2016 – 6:30pm

1. Roll Call

Present: Richard Harper, Kippy Boyle, Phil Prinzivalli, Chuck Thomas
Karen McCarthy, Deborah Dresser, Eliana Diaz (Secretary)

Excused:

Guest: Marcel Barrick, Manager Downing Park Greenhouse Project
Stephen Sinnott

2. Approval of minutes from May 5, 2016

Motion by Kippy Boyle to approve minutes from May 5th

Motion Seconded: Karen McCarthy

The motion unanimously passed

3. Budget Report/Invoices:

There is a balance of \$9,409 in the budget. There are items pending to be purchased.

4. Site Plan Reviews:

Mill Street Partners – David Cooper, Joe Moyer and Mark Lucasik

The site is a 1.94 Acre site which encompasses Broadway, Lander and Johnston Street. The project will consist of 91 rental units which will include a supermarket. The site was recently rezoned, the front of the property is located in the Broadway Corridor District and the rest is in the Downtown Neighborhood District. A mixed use with residential use is what is being proposed with sufficient parking spaces per residential unit. The traffic circulation for the loading docks was addressed, the location of the loading dock because of the one way street networks via Johnston through the site out to Lander. Both sides of the building will be accessible to Fire Department apparatus. The building will meet the Lead for Homes Standard and the NYSERDA MPP standards once completed.

The EAF made reference to the water use for the building. There was a use per day for the entire building which projected a use of 18,775 gallons per day. It was stated that a reasonable worst case scenario, which would include the highest rate of use in full occupancy to determine potential adverse impact is detailed in the EAF which is why the numbers shown

may be elevated. Currently the City of Newburgh is undergoing a water crisis, therefore, the water use of the project is of major concern.

There will not be any washers and dryers in the apartment. Each floor of the building will have access to trash disposal which will go to the trash compactor room, recycling is collected on each floor. A portion of the roof will be used for solar panels, the use is to be determined, there are no solar panels in the parking lot, the project is under strict zoning requirements, it is not clear if the panels would be allowed.

To increase the visual appeal between the parking area and the building planting is recommended. The applicant has always proposed street trees along Broadway.

The applicant has been asked to inherit the visual aspect of the liberty street project, the aesthetics, stamping, texturing of sidewalks, arrangements of trees and the relationship between the sidewalk to street and the tree as well any parking in the area. The concept of recycling the city bluestone is to be used as edge treatment.

Stormwater drainage was addressed. It was stated that the site drains at the corner of the DMV to Broadway which is a combined sewer. There was no high ground found when the tests were requested by the engineering department were done. Since this project has been developed in the past and the rules and regulations that govern storm water in NY has been adopted by the City and have been written in the storm water permit for waste water system because that is where they are draining to. They are still obligated to improve. According to the 2015 manual any impervious that is proposed over what was impervious is considered redevelopment that means 75% of that can be improved and 25% is held to a higher standard. Anything that was grass and becomes pavement is considered new development.

There was a discussion regarding the collection basin, numbers were given for the run-off discharge which would go from 4.1 cubic feet per second to 3.8 cubic feet per second. The retention tank for water was also addressed. It was asked if the water from there could be treated to water the green areas on the project, it was stated that something like that could be done.

It was stated that even though this project is to inherit similar aspects of the Liberty Street project standards it does not seem to be doing so, there are no bioswales proposed for this project.

On this project there is the possibility to have 67 large trees and 29 medium size trees which helps exceed the new development requirements due to vegetation planting.

The phase II evaluation on the project has revealed that there are materials that need to be removed from the site. It was also stated that asphalt will be the material used for the main parking lot, there is no impermeable pavement for the front of the building.

5. Presentations: Stephen Sinnott, volunteer at Downing Park. He is trying to organize people to help with the park and see more community involvement. Mr. Sinnott would like to reinstate the garden club and repurpose the kiosk at the park to make it a small library. Mr. Sinnott asked if the CAC could help spread the word regarding his vision and what he would like to do for the Park. He would like to have at least four people meet with him consistently to work on ideas to improve the Park, for now the communication is done via email.

6. Old Business

a) Newburgh Waterfront Updates:

i. Newburgh Landing Rehabilitation/Design

There are no updates on this topic.

ii. South Street Park

1. Riversweep May 7 – Kippy and Ali were two of the leaders, in addition two teachers from excelsior arrived with 10 students, conversations were held regarding having classes on site in the fall.
2. \$400,00 Grant Application – winners will be announced by the end of June

iii. Fishing Pier

People continue to park there.

iv. People's Park

The People's Park is not official park land, once it becomes a Park many restrictions will be put in place. The trail put in place is holding off construction until the LWRP is finished.

b) Revise By-Laws to include more members

Marcel has submitted his letter of intent to Richard, the letter must also be submitted to the City Council and the City Manager. When asked who within the CAC would be interested in taking over the position of Chairman Karen, Deborah Gail and Phil declined. There will be Email recommendations to Richard of a possible Chairman.

7. Sidewalk and Street Tree Pit Standards and Specifications

George Profus has provided his specifications via email.

8. Subcommittee Reports

a) LWRP Update

Council has approved the funds for \$35,000.

b) Open Space/NRI

The meeting was held to have Laura and Laurence meet. During the meeting maps showing browns pond were displayed, there was also a lot of formatting. A timeline for the NRI was asked, it was stated that until this Council produces an acceptable NRI by DEC standards the CAC cannot become a Commission. It was stated that a synopsis as to why the NRI is important. The open space index will be a basis to bring the CAC to sidewalk standards.

c) Watershed

There are no updates on this topic

d) Air Quality

There are no updates on this topic

e) Urban Forestry

- **Site Visits March**

A representative from the Liberty Street Project was met who gave insight on how we could have Central Hudson take down trees

- **TD Bank Grant Application – status report Re: Utility Vehicle, Press Release, etc.**

Deborah and Kippy have been asked to give a 20 minute presentation on how they obtained the TD grant. Deborah can't go but Kippy will try to attend.

- **Tree Inventory Closeout**

The grant has been closed out

- **Status of Tree Trimmer**

Four trees have been cut down so far by the tree trimmer. The tree inventory is not being kept up to date. It was suggested that perhaps Marcel could keep it updated. There were questions regarding the software Tree Keeper 7 and its cost.

f) Parks

This subject has been previously discussed

9. Ongoing Environmental Concerns

The topics of the Consolidated Iron Site, the Status of the Newburgh-Beacon Ferry docking site, Status of Broadway Demonstration Project, Streetscaping project along Liberty St., Pilgrim pipeline, Quassaick Creek and Energy/Sustainability have all been discussed previously at some point throughout the meeting.

10. Calendar of Upcoming Events

- Water harvesting workshop will be held on June 4th
- Newburgh Illuminated will be on June 18th

11. May Volunteer Hours

Any volunteer hours must be reported to Kippy.

Motion to Adjourn: **Karen McCarthy**

Motion Seconded: **Deborah Dresser**

Vote: **Unanimously Approved**

Meeting Adjourned at 9:00p.m.

Project Reviews by CAC in 2016

198 South Robinson Ave. Special Use Permit comments to PB	Mid Broadway Project – Mill Street Partners
39A-B Johnston Street- Site Plan Rural Ulster Preservation Company (RUPCO)	
2 Nicoll Street- Mike Starace	

Project Reviews by CAC in 2015

First St. Fishing Pier; Comments to Engineering 6/8/15	Habitat Newburgh- Ann St. at Johnston, four units; CAC ltr 9/04/15
Safe Harbors Park- Broadway at Liberty; comments to PB 8/12/15	Habitat Newburgh – 123 Washington Street – street trees
T/Newburgh Matrix Development in City Watershed- 17K/I-87; CAC Ltr 8/20/15	

Project Reviews by CAC in 2014

Shell Gas Station (405 Bway)	Independent living
Rt 300- Crystal Run	Re-Zoning/ LWRP Update
Water Tower Replacement	Newburgh Landing/ South St./ Fishing Pier
Torches	Tyrone Crabb Park Planting List
#5 Scobie Drive	North Montgomery St.